



Proposed Code Change

State Form 41186R

RETURN TO:
INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 W. Washington Street Room W246
Indianapolis, IN 46204

FOR OFFICE USE ONLY

Received 1/18/10

Code 50.11.5.3-09

INSTRUCTIONS:

Only TYPED copy accepted.

(KEY – Dashed line through material to be deleted, underline material to be added)

Use second sheet for any material requiring more space.

Code Title International Residential Code		Edition 2009
Section number and title R703.8 Flashing		Page 370
Proponent Calvin Bolt Inspections and Testing	Title Owner	
Address 1310 Oriole Drive Warsaw, IN 46580		Phone 574-269-3507
PROPOSED CODE CHANGE (Check One)		
<input type="checkbox"/> Change to read as follows <input checked="" type="checkbox"/> Add to read as follows <input type="checkbox"/> Delete and substitute as follows <input type="checkbox"/> Delete without substitution		
<p>R703.8 Flashing. <i>Approved</i> corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water into the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. <i>Approved</i> corrosion-resistant flashing shall be installed at all of the following locations:</p> <ol style="list-style-type: none">1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with protection lips on both sides under stucco copings.3. Under and at the ends of masonry, wood or metal copings and sills.4. Continuously above all projecting wood trim.5. Where exterior porches, decks, <u>balconies</u>, or stairs attach to a wall or floor assembly of wood-frame construction.6. At wall and roof intersections.7. At built-in gutters.		
REASON AND FISCAL IMPACT		
<p>I have seen balconies not flashed and caused severe mold and rot. This just clarifies the wording that they need to be flashed too, so that there is no loophole. (I can show the Judge in the code book during testimony that balconies have to be flashed too). I have seen "balconies", "surface attached", to the side of the house incorporating hidden steel (rather than using cantilevered floor joists), below a smaller window for "looks", rather than for human traffic. Large financial impact to the builder or homeowner would result later, if balconies are not flashed.</p>		
REVIEW RECOMMENDATION		
Approve		
Disapprove		
Approve as amended		
Further Study		